



DRAFT

MINUTES – AGENCY MEETING – January 17, 2017

Time & Place: 12:00 Noon, Henrietta Town Hall,
475 Calkins Road, Henrietta, New York 14467

Board Present: A. Burr (Chair), P. Buckley, G. Collins, A. Meleo

Board Excused: D. Kuntz, J. Popli, M. Worboys-Turner

Also Present: Jeffrey Adair (Executive Director), M. Geise (ED Director), R. Baranello Endress, Esq.

Chair Burr called the meeting to order. Gary Collins led the Pledge of Allegiance.

On motion made by A. Meleo and seconded by G. Collins minutes for the meeting of December 20, 2016 were reviewed, adopted and approved. All Aye.

Chair Burr opened the Public Forum. One speaker offered comments and was reminded that all public comments must be related to the agenda, and that comments that are general in nature must be submitted to COMIDA in writing prior to the monthly board meeting. There being no further speakers, the Public Forum was closed.

Kevin Loewke, a member of Loewke Brill Consulting Group, Inc., presented the Monitoring Report for the period of December 1, 2016 – December 31, 2016. During that time, 86 monthly and 2 follow up visits were conducted. Of the 398 workers that were identified, 3 were noncompliant on the initial visit. As of December 31, 2016, all monitored sites were compliant. Loewke Brill delivered 1 sign to a new project.

Jeffrey Adair, Executive Director, presented the following applications for agency consideration:

Radio Social, LLC

Sales Tax Exemption Only

Radio Social LLC (Radio), owner of the former Clover Lanes (which is presently closed), was represented by Dan Morgenstern. Radio Social is proposing the renovation of a destination entertainment center in an empire zone in the City of Rochester, with a core business concept of a bowling center. The facility will include a 34 lane bowling venue (reduced from the 50 lane operation offered by Clover Lanes), along with darts, shuffleboard, bocci, ping-pong, and food & beverage offerings. Radio will also have an outdoor lawn area as part of the tenant space, enabling it to be a year-round facility. The \$3.3 million project is projected to create 13 new FTEs over the next three years. The applicant is seeking approval of sales tax only on \$300,000 of equipment purchases. Radio was approved for a GreatRate on the equipment purchases through the Monroe County Industrial Development Corporation (MCIDC), and is seeking approval of the EquiPlus sale tax exemption through the County of Monroe Industrial Development Corporation (COMIDA). The Benefit/Incentive ratio is 13.7:1. A Public Hearing was held in the city of Rochester on January 17, 2017. After a brief discussion and on a motion made by P. Buckley and seconded by A. Meleo, an inducement and final resolution was adopted approving the subject project. All Aye.

764 RR, LLC

Lease/Leaseback with Abatement

764 RR, LLC, was represented by Dan Viola and Josh Palmer 764 RR LLC is a real estate holding company, is proposing the construction of an 11,500 square foot building at 764 Ridge Road in the Town of Webster, which will be leased to Palmer Graphic Solutions, LLC DBA Vital Signs (Palmer Graphic), a manufacturer and installer of vinyl graphics, vehicle wraps and signage. Palmer Graphics has outgrown its existing space, and requires a larger facility. The space vacated by Palmer Graphics has been leased to another tenant. The financial assistance to the project will enable Palmer Graphics to retain 11 FTEs, and will create 2.5 new FTEs over the next three years. The applicant, 764 RR, LLC is seeking approval of a JobsPlus property tax abatement (job creation requirement is 2 FTE). Palmer Graphic, the tenant, is seeking sales tax exemptions on \$150,000 in equipment purchases. The Benefit/Incentive ratio is 2.6:1. A Public Hearing was held in the Town of Webster on January 16, 2017. Upon inquiry by the Chair, the

applicant representative confirmed that they are aware of the Local Labor requirements. After a brief discussion and on a motion made by G. Collins and seconded by P. Buckley, a resolution was adopted approving SEQR for the subject property. All Aye. On a motion made by P. Buckley and seconded by A. Meleo, an inducement resolution and final resolution for exemption from sales and mortgage recording tax, as well as approval of PILOT Agreement, was adopted approving the subject project. All Aye.

Jeffrey Adair, Executive Director, presented the following items for Agency Action:

Miscellaneous:

600 East Ave, LLC

On a motion made by A. Meleo and seconded by P. Buckley, a resolution was adopted approving the modification of the exiting PILOT to a Custom PILOT at the request of the City of Rochester. The project was originally approved for a standard JobsPlus PILOT (Lease/Leaseback with Abatement) at the October, 18 2016 COMIDA Board Meeting. All Aye.

South Pointe Landing LLC

On a motion made by A. Meleo and seconded by G. Collins, a resolution was adopted approving an increase of the original mortgage recording tax exemption of 11/15/11, in the amount of \$625,000, and sales tax extension to 6/30/2017, based on the building of additional 4,590 sf medical office space for Highland Hospital. Project was approved for COMIDA Lease/Leaseback with JobsPlus incentives at the September, 2014 COMIDA Board Meeting, and the project was assumed by CPI Brockport LLC I, II & III at the September, 2016 COMIDA Board Meeting. All Aye.

C&P Equities, LLC

On a motion made by G. Collins and seconded by P. Buckley, a resolution was adopted approving a project modification increase in mortgage recording tax exemption resulting from an increase in project costs of \$235,000. This project was originally approved for COMIDA Mortgage Tax Exemptions at the August, 2015 COMIDA Board Meeting. All Aye.

200 LG Drive NY LLC

On a motion made by A. Meleo and seconded by G. Collins, a resolution was adopted approving assumption of existing project (Hammer Packaging Corporation, 220 Lucius Gordon Drive, Henrietta, NY) - Transfer of fee ownership to 200 LG Drive NY LLC. This project was originally approved for Lease/Leaseback with JobsPlus incentives of \$715,000 at the November, 2012 COMIDA Board Meeting. All Aye.

There being no further business, on a motion made by G. Collins and seconded by P. Buckley, the meeting was adjourned by Chair Burr.